

September 5, 2018

Mr. Greg Collins  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Mr. Collins,

Below are our responses to the Technical Review Plat Comments we received on April 3, 2018  
**Project: 18PL1029**

COUNCIL ADDITION, BLOCK 1, LOT 1AR (REPLAT – 31.17 ACRES)

Located west of Southern Minerals Road and south of Leopard Street.

Applicant: Contractor's Safety Council of the Coastal Bend, Inc.  
Engineer: Urban Engineering

The applicant proposes to plat the property in order to combine contiguous ownership property.

GIS

1. The location map is without direction, correct and revise. North arrow has been added Addressed
2. The lot number will be 1AR, correct and revise. Correction has been made Addressed
3. The plat closes within acceptable engineering standards. Okay Addressed

LAND DEVELOPMENT

1. Provide a label for easement along the south boundary. Label has been added Addressed
2. Show DE's and Private Access Easement as per Volume 68 Page 518, where property fronts Spindletap Road. Easements and references have been added. Addressed
3. Correct Planning Commission Secretary: Nina Nixon-Méndez, FAICP Secretary. Correction has been made Addressed
4. Surveyor certificate: insert "it" like so: "...and it is true and correct ...." This comment was made a few years back and dismissed by the City. The surveyor certificate is the same we have used since the early 80's, if not longer. This does not void or take anything from the certification and should not be a required change. Addressed
5. Informational: Existing utilities at 7425 Leopard Street for exemption to Lot/Acreage fees. (plat 1975). Exempt from Water acreage fees per UDC 8.5.1.C.2.b.5: previously platted, existing metered service; also, presumed previously paid from prior plats 2015, 2012, 1999, 1975. Exempt from Wastewater acreage fees, presumed paid during same prior plats. Understood Addressed
6. Informational: Water line is installed by subdivider of plat. No pro-rata charge. Understood Addressed
7. Prior to recordation, provide a tax certificate indicating that all taxes have a \$0.00 balance, along with the submittal of the original tracing. Understood Addressed

## ENGINEERING

1. Utility Plan: Water construction is required along Leopard for platting; extend water main to the Property limit, FH's must be 300' on Center, looping is required; Public Improvement Plans and construction and acceptance are required for all public utilities (Water including FH's prior to recording the Plat. **Per meeting with City staff, our client will be responsible for installing a "dry line" to reach the adjacent property. Addressed**
2. Utility Plan: The private sanitary sewer labeling and the Easement labeling are interfering with each other; please separate to make them legible. **Labels have been arranged to make them more legible Addressed**
3. SWQMP: Show how the stormwater reaches its ultimate destination; indicate the pre-development, the post-development and the differential Q's in CFS for the 5, 25, and 100 year storm for the site, provide the necessary recommendations / mitigations due to increase in flows and make sure the mitigations conform to the City of Corpus Christi Stormwater Master Plan. (This comment must be addressed before this final plat is scheduled for Planning Commission) **See comment on SWQMP. Purpose of plat is only to consolidate properties into a single plattded lot. There are no plans to develop at this time. Have added pre and post development Q5, Q25 and Q100. Addressed**
4. SWQMP plan: Add the receiving water note to this Plan. **General notes, Including receiving water note have been added**

**Addressed**

## TRAFFIC ENGINEERING

1. No comment. **Okay**

## FLOODPLAIN

1. No comment. **Okay**

## FIRE

1. No comment. **Okay**

## GAS

1. No comment. **Okay**

## PARKS

1. Add the following standard "Public Open Space" standard note: "If any lot is developed with residential uses, compliance with the open space regulation will be required during the building permit phase." **Note has been added Addressed**

## REGIONAL TRANSPORTATION AUTHORITY

1. This replat is located along and immediately adjacent to inbound stop #1469, served by bus Route 27. Please note that stop #1469 is located completely within the Leopard Street right-of-way. Also note that should any adjustments be required for this existing ADA compliant bus stop or any of the associated bus stop equipment a future meeting with CCRTA staff to discuss necessary alterations will be warranted. **Understood Addressed**

## NAS-CORPUS CHRISTI

1. No comment. **Understood**

CORPUS CHRISTI INTERNATIONAL AIRPORT

1. Site located approximately 1.5 miles N of Corpus Christi International Airport. Detention pond and drainage ditch need to be designed and maintained to drain within 48 hours of a rain event. May be subject to aircraft overflight and noise. **Understood** **Addressed**

AEP-TRANSMISSION

1. No comment. **Understood**

AEP-DISTRIBUTION

1. No comment. **Understood**

TXDOT

1. No comment. **Understood**

NUECES ELECTRIC

1. No comment. **Understood**

**Comments noted below apply to the preliminary site/utility/transportation plan and preliminary storm water quality management plan (SWQMP) as observations for information only. These comments should be considered during subsequent site and public infrastructure development but may be required as a condition for plat consideration by the Planning Commission for approval. Additional comments may be issued with the subsequent submittal plans associated with the property development.**

LAND DEVELOPMENT

1. The property is zoned IL Light Industrial District. **Understood**

Thank you,



Xavier Galvan